009.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	966,500 / 966,500
					USE VALUE:	966,500 / 966,500
					ASSESSED:	966,500 / 966,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN ELSIE C	
Owner 2:		
Owner 3:		
Street 1:	33 WYMAN TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,734 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2368 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3734.000	434,500		532,000	966,500
Total Card	0.086	434,500		532,000	966,500
Total Parcel	0.086	434,500		532,000	966,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.15 | /Parcel: 408.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7815
GIS Ref	
GIS Ref	
Insp Date	10/19/17

!836!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,600	0	3,734.	532,000	966,600	966,600	Year End Roll	12/18/2019
2019	104	FV	336,200	0	3,734.	565,300	901,500	901,500	Year End Roll	1/3/2019
2018	104	FV	336,200	0	3,734.	412,300	748,500	748,500	Year End Roll	12/20/2017
2017	104	FV	312,200	0	3,734.	359,100	671,300	671,300	Year End Roll	1/3/2017
2016	104	FV	312,200	0	3,734.	305,900	618,100	618,100	Year End	1/4/2016
2015	104	FV	277,400	0	3,734.	299,300	576,700	576,700	Year End Roll	12/11/2014
2014	104	FV	277,400	0	3,734.	246,100	523,500	523,500	Year End Roll	12/16/2013
2013	104	FV	289,000	0	3,734.	234,100	523,100	523,100		12/13/2012

PRINT

Date	Time
12/10/20	16:33:03

LAST REV

Date	Time
10/23/17	12:20:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8475-453		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	7815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Inspected	PH	Patrick H
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/21/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3734		Sq. Ft.	Site		0	80.	1.78	1			View	25					532,020						532,000	

Total AC/HA: 0.08572 | Total SF/SM: 3734 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 532,020 | Spl Credit | Total: 532,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09341216
Const Adj.:	0.98980200
Adj $ / SQ:	183.984
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629755
Depreciation:	195224
Depreciated Total:	434531

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

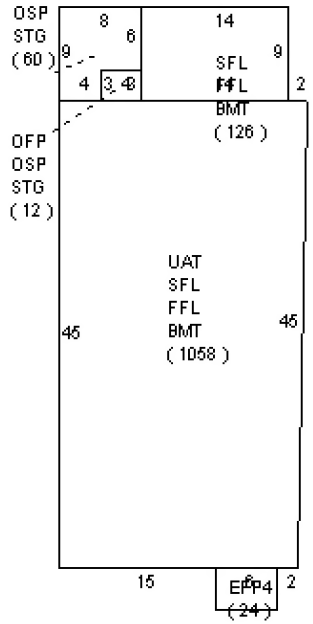
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.98
Special Features:	0	Val/Su Net:	108.71
Final Total:	434500	Val/Su SzAd	183.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	55.200	65,351
FFL	First Floor	1,184	183.980	217,838
SFL	Second Floor	1,184	183.980	217,838
UAT	Upper Attic	265	73.590	19,466
OSP	Screen Porch	72	42.920	3,090
STG	Storage	72	8.690	626
EFP	Enclos Porch	24	71.860	1,725
OFP	Open Porch	12	43.550	523
	Net Sketched Area:	3,997	Total:	526,457
Size Ad	2368	Gross Are	4790	FinArea 2368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	